



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	12	CEDAR 70		
Exterior Wall	20	FACE BRICK 30		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4056.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,852	100	1,852	195,001
FGR	529	55	291	30,640
FOP	193	30	58	6,107
FOP	116	30	35	3,685
FUS	752	100	752	79,179
TOTALS	3,442		2,988	314,614

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,988	104.3917	130.49	389,904	1989	1989	0	0	0 19.31	80.69
1 SNGL FAM - 100% - 2021						Heated Area: 2604		HX Base Yr 2021			

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024
INC DATE		AG DATE	

86143 MEADOWFIELD BLUFFS RD, YULEE

03/18/2024 MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	2,176.00	SF	5.20	5.20	
3	0820	WOOD WALK	0	100	19	3	57.00	SF	11.75	11.75	
4	1242	WD DECK A	0	100	16	20	320.00	SF	10.00	10.00	
5	0510	GARAGE WD-	0	100	24	28	672.00	SF	35.00	35.00	
6	0300	BOAT DCK W	0	100	0	0	310.00	SF	40.00	40.00	
7	0810	CONCRETE A	0	100	3	32	96.00	SF	6.50	6.50	
8	0810	CONCRETE A	0	100	8	11	88.00	SF	6.50	6.50	
9	0812	CONCRETE C	0	100	0	0	5,504.00	SF	4.00	4.00	
10	0300	BOAT DCK W	0	100	0	0	234.00	SF	40.00	40.00	

LAND DESCRIPTION				TOTAL OB/XF												39,614											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000130	C	SFR WATER	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000										
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MORTER CHRISTOPHER &/BAKER DANIELLE
86143 MEADOWFIELD BLUFF RD
YULEE, FL 32097

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